

City of Fort Worth  
Planning and Development Department  
Residential Monotony Checklist

**-This Form Shall Be Submitted With Each Residential Building Permit for a Complete Application-**

Final Plat No. FP-

Date Recorded at County: \_\_\_\_\_

(If the plat recordation date is between **October 3, 2016 and October 3, 2018**, this form is not required however the previous requirement shall apply. The below monotony requirements apply to all other platted properties.)

1. For a one-family dwelling unit to be deemed sufficiently differentiated, i.e., different façade elevation, either Subsection a. or b. below must be met:
  - a. Identify which **ONE** of the following elements is met: (This option only available if exceptions as stated below do not apply.)
    - ☐ This permit is for a **custom home**, unique to the block
    - ☐ i. Different number of **full stories**, except where there are two or more dwellings of the same number of stories within the applicable lot pattern in which case the three elements in subsection b. must be satisfied; or
    - ☐ ii. **Side-loaded garage**, except where there are two or more dwellings with a side-loaded garage within the applicable lot pattern in which case the three elements in subsection b. must be satisfied.

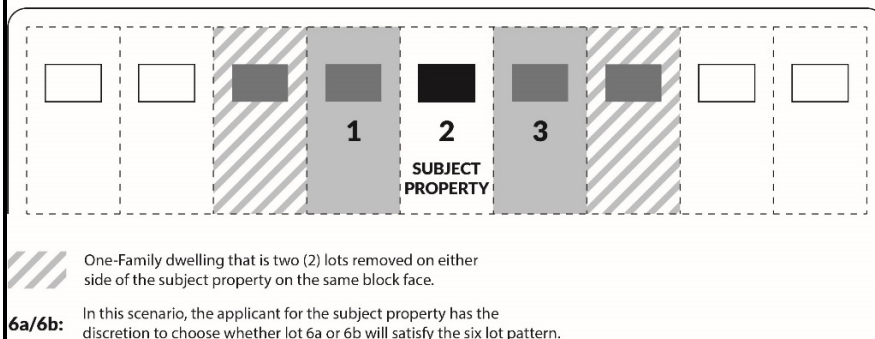
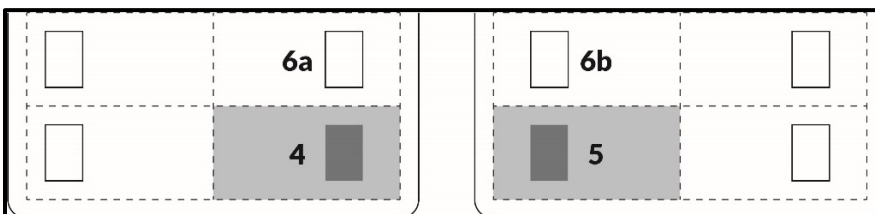
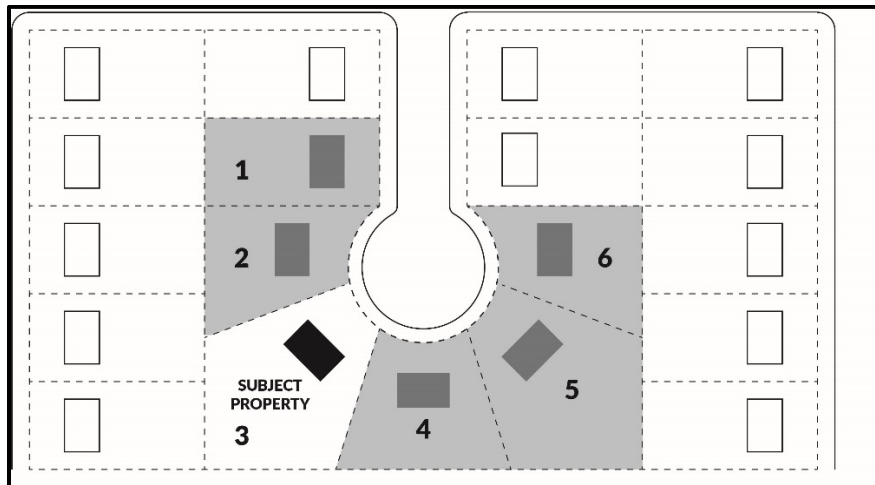
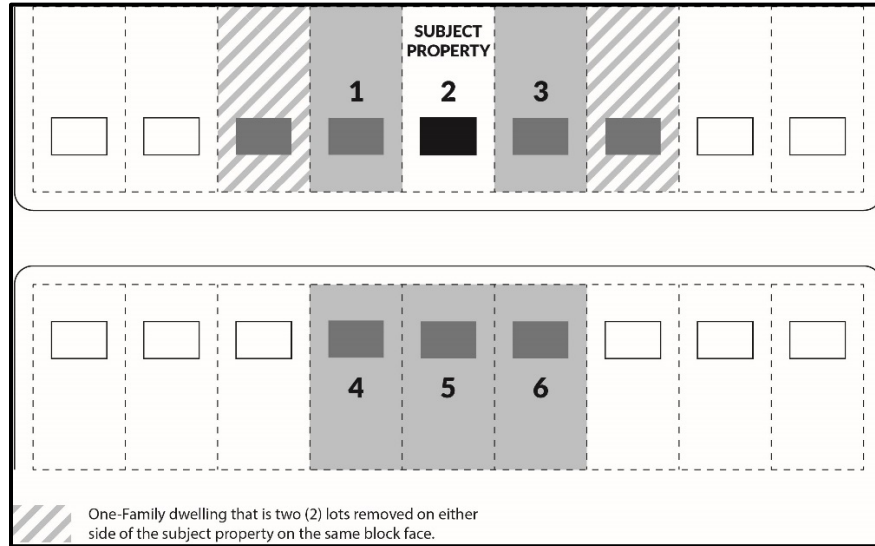
**OR**

- b. Identify **THREE** of the following elements are met: *(Recommend providing a Master Exhibit of all home elevations within the subdivision with each permit.)*
  - ☐ i. Change in **roofline** that is at least 50% of the width of the front elevation;
  - ☐ ii. Change in **roof pitch** of at least two (2) units of change as measured by a roof's vertical rise over its horizontal span (e.g., 6/12 pitch to 8/12 pitch);
  - ☐ iii. Inclusion or exclusion of a **front porch or front entry structure**, or change in height of a front porch roof of at least four (4) feet. A porch must be a minimum of four (4) feet in depth to create a functional space;
  - ☐ iv. Difference in number of **dormers**;
  - ☐ v. Change in number of **front facing garage bay doors**;
  - ☐ vi. **Garages recessed or projected** by a minimum increment of four (4) feet;
  - ☐ vii. Change in **exterior materials** covering 50% or more of the wall coverage on the front façade (excluding openings);
  - ☐ viii. Addition of a **bay window** that projects a minimum of one foot from the front wall, as measured from the ground up; or
  - ☐ ix. Difference in **number of windows**, provided there is at least two (2) feet of separation between windows when two (2) or more windows are present.

(2) The below items will not be considered when evaluating the above-stated elements:

- a. Change in paint or material **color**;
- b. Change in **roof pitch** of less than two (2) units of change as measured by a roof's vertical rise over its horizontal span (e.g., 6/12 pitch to 7/12 pitch);
- c. Change in **roofline** of less than 50% of the width of the front elevation;
- d. Minor changes in exterior **architectural features**;
- e. Same proportions of exterior features, including **flipped or mirrored** façade elevation; and
- f. Changes in **roof material**, including, without limitation, composition and metal roofs.

2. **Identify the features** on adjacent homes (existing, under construction, and permit issued or submitted) to verify the above differences using the most applicable diagram as provided below.



Permit #: PB-  
Address:

